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**AGENDA/COMMITTEE REPORT  
PLANNING AND ZONING**

**Monday, November 18, 2024**

**4:30 p.m. – 5:15 p.m.**

**David Scobey Council Chamber**

Members (12)	P	A	P	A		
Quorum (6)	( )	( )	Gamble, Chair	( )	( )	Harrell
	( )	( )	Allen	( )	( )	Horton
	( )	( )	Benedict	( )	( )	Kupin
	( )	( )	Capp	( )	( )	Parker
	( )	( )	Cortese	( )	( )	Rutherford, Vice Chair
	( )	( )	Gadd	( )	( )	Vo

**PUBLIC COMMENT**

Pursuant to Section 8-44-112 of the Tennessee Code Annotated, time is reserved for public comment on legislative items appearing on this agenda. Members of the public wishing to speak may sign-up on the Council Committee sign-up sheet posted outside the room where the committee is scheduled to meet. Public Comment sign-up for Council Committee meetings will end immediately before the meeting begins. Public Comment is limited to eight minutes total at Council Committee meetings and each speaker is allowed up to two minutes to speak.

Requests for interpretation services and/or accessibility accommodations should be directed to the Council Office at 615-862-6780. Las solicitudes de servicios de interpretación y/o adaptaciones de accesibilidad deben dirigirse a la Oficina del Consejo al 615-862-6780.

## RESOLUTIONS

**1. [RS2024-872](#) (Parker, Gamble)**

Approved by the Planning Commission 10/30/24  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Amends Ordinance No. BL2024-202 to authorize the Metropolitan Government to modify the linear feet of sanitary sewer mains and quantity of sewer manholes to be abandoned and accepted, to accept additional sanitary sewer main and to update Map and Parcel information for now three properties located at 101 Berry Street and 660 B and 661 B Joseph Street, also known as River Chase Apartments, Revision 1, (MWS Project Nos. 23-WL-73 and 23-SL-163 and Proposal No. 2023M-196ES-002).

ACTION	IN FAVOR	AGAINST	NV

## BILLS ON SECOND READING

**2. [BL2024-599](#) (Parker, Porterfield, Gadd & Others)**

Approved by the Planning Commission 10/16/24  
 Referred to the Budget & Finance Committee (Porterfield)  
 Referred to the Arts, Parks, Libraries & Entertainment Committee (Gadd)  
 Referred to the Planning & Zoning Committee (Gamble)  
 Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Keith A. Monson and Clove Warren Monson for greenway improvements at 135 Kingston Street (Parcel No. 07103011500) (Proposal No. 2024M-040AG-001).

ACTION	IN FAVOR	AGAINST	NV

**3. [BL2024-600](#) (Parker, Porterfield, Gadd & Others)**

Approved by the Planning Commission 10/10/24  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Arts, Parks, Libraries & Entertainment Committee (Gadd)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Oldham PropCo, LLC for greenway improvements at 304 Oldham Street (Parcel No. 08211015000) (Proposal No. 2024M-038AG-001).

ACTION	IN FAVOR	AGAINST	NV

**4. [BL2024-601](#) (Porterfield, Gadd, Gamble & Others)**

Approved by the Planning Commission 10/10/24  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Arts, Parks, Libraries & Entertainment Committee (Gadd)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and Elizabeth Homes Owners Association for greenway improvements at 1813 Elizabeth Road (Parcel No. 069160S90000CO) (Proposal No. 2024M-039AG-001).

ACTION	IN FAVOR	AGAINST	NV

**5. [BL2024-602](#) (Porterfield, Gadd, Gamble & Others)**

Approved by the Planning Commission 10/10/24  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Arts, Parks, Libraries & Entertainment Committee (Gadd)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Approves a greenway conservation easement between the Metropolitan Board of Parks and Recreation, and 1811 Elizabeth Road Owners Association for greenway improvements at 1811 Elizabeth Road (Parcel No. 069160R90000CO) (Proposal No. 2024M-041AG-001).

ACTION	IN FAVOR	AGAINST	NV

**6. [BL2024-603](#) (Porterfield, Gamble, Parker)**

Approved by the Planning Commission 9/10/24  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the granting of permanent easements, temporary construction easements, and access easements to Piedmont Natural Gas Co. on certain properties owned by the Metropolitan Government located at 1591, 1595 and 1599 Emerald Drive (Proposal No. 2024M-109ES-001).

ACTION	IN FAVOR	AGAINST	NV

**7. [BL2024-604](#) (Porterfield, Gadd, Gamble, Parker)**

Approved by the Planning Commission 10/16/24  
Referred to the Budget & Finance Committee (Porterfield)  
Referred to the Arts, Parks, Libraries & Entertainment Committee (Gadd)  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the granting of permanent and temporary construction easements to Piedmont Natural Gas Co. on certain property owned by the Metropolitan Government located at 0 West Hamilton Avenue (Parcel No. 07000003600) (Proposal No. 2024M-042AG-001).

ACTION	IN FAVOR	AGAINST	NV

**8. [BL2024-605](#) (Parker , Gamble)**

Approved by the Planning Commission 9/26/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

An ordinance authorizing The Metropolitan Government of Nashville and Davidson County to acquire permanent and temporary easements through negotiation, condemnation, and acceptance, for the Jewel Street Stormwater Improvement Project for two properties located at 1705 Jewel Street and 920 Cherokee Avenue, (Project No. 24-SWC-117 and Proposal No. 2024M-120ES-001).

ACTION	IN FAVOR	AGAINST	NV

**9. [BL2024-606](#) (Kupin, Gamble, Parker)**

Approved by the Planning Commission 10/10/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to abandon easement rights located at 701 7th Avenue South, formerly a portion of Alley No. 160 (Proposal No. 2024M-123ES-001).

ACTION	IN FAVOR	AGAINST	NV

**10. [BL2024-607](#) (Toombs, Gamble, Parker)**

Approved by the Planning Commission 9/26/24  
Referred to the Planning & Zoning Committee (Gamble)  
Referred to the Transportation & Infrastructure Committee (Parker)

Authorizes the Metropolitan Government to accept new public water and sanitary sewer mains, fire hydrant assemblies, sanitary sewer manholes and easements, for property located at 3051 Stokers Lane, also known as Stokers Village Phase 1 (MWS Project Nos. 22-WL-55 and 22-SL-117 and Proposal No. 2024M-119ES-001).

ACTION	IN FAVOR	AGAINST	NV

**BILLS ON THIRD READING**

**11. [BL2023-99](#) (Taylor)**

Approved with conditions by the Planning Commission 9/28/23  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from R6 to SP for property located on Clarksville Pike (unnumbered), approximately 600 feet northwest of Rosa L Parks Blvd (12.99 acres), to permit 590 multi-family residential units, all of which is described herein (Proposal No. 2023SP-005-001)..

ACTION	IN FAVOR	AGAINST	NV

**12. [BL2023-100](#) (Taylor)**

Approved with conditions by the Planning Commission 9/28/23  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2023-99, a proposed Specific Plan Zoning District located at Clarksville Pike (unnumbered), approximately 600 feet northwest of Rosa L Parks Blvd (12.99 acres), to permit 590 multi-family residential units, all of which is described herein (Proposal No. 2023SP-005-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**13. [Substitute BL2024-486](#) (Toombs)**

Approved with conditions by the Planning Commission 6/27/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from RS7.5 to SP zoning for property located at 520 Ewing Drive, approximately 375 feet west of Gwynnwood Drive (3.58 acres), to permit 56 multi-family residential units, all of which is described herein (Proposal No. 2024SP-024-001).

ACTION	IN FAVOR	AGAINST	NV

**14. [Substitute BL2024-487](#) (Toombs)**

Approved with conditions by the Planning Commission 6/27/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-486, a proposed Specific Plan Zoning District on property located 520 Ewing Drive, approximately 375 feet west of Gwynnwood Drive (3.58 acres), to permit up to 56 multi-family residential units (Proposal No. 2024SP-024-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**15. [BL2024-559](#) (Parker, Taylor)**

Approved by the Planning Commission 10/24/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by applying a Detached Accessory Dwelling Unit (DADU) Overlay District to various properties located south of Douglas Avenue, north of West Eastland Avenue, and west of Gallatin Avenue, zoned RS5, R6 and R6-A (123.1 acres), all of which is described herein (Proposal No. 2024DDU-001-001).

ACTION	IN FAVOR	AGAINST	NV

**16. [BL2024-560](#) (Huffman)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from R10 and RM9 to SP zoning for properties located at 605 Stewarts Ferry Pike and Stewarts Ferry Pike (unnumbered), at the northwest corner of Stewarts Ferry Pike and Lauer Drive (22.31 acres), to permit a mixed use development, all of which is described herein (Proposal No. 2024SP-011-001).

ACTION	IN FAVOR	AGAINST	NV

**17. [BL2024-561](#) (Huffman)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-560, a proposed Specific Plan Zoning District for properties located at 605 Stewarts Ferry Pike and Stewarts Ferry Pike (unnumbered), at the northwest corner of Stewarts Ferry Pike and Lauer Drive (22.31 acres), to permit a mixed-use development, all of which is described herein (Proposal No. 2024SP-011-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**18. [BL2024-562](#) (Welsch)**

Approved by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS5 to R6-A zoning for property located at 2301 Foster Avenue, at the southwest corner of Oriel Avenue and Foster Avenue (0.19 acres), all of which is described herein (Proposal No. 2024Z-090PR-001).

ACTION	IN FAVOR	AGAINST	NV

**19. [BL2024-563](#) (Hancock)**

Approved by the Planning Commission 9/12/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from OR20 to MUL-A zoning for properties located at 117 Neelys Bend Road, 400 feet east of Gallatin Pike (0.38 acres), all of which is described herein (Proposal No. 2024Z-095PR-001).

ACTION	IN FAVOR	AGAINST	NV

**20. [BL2024-564](#) (Kimbrough)**

Approved by the Planning Commission 7/25/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from RS10 to R10 zoning for property located at 1808 Manchester Avenue, approximately 335 feet east of Hydes Ferry Road (0.68 acres), all of which is described herein (Proposal No. 2024Z-076PR-001).

ACTION	IN FAVOR	AGAINST	NV



**21. [BL2024-565](#) (Parker)**

Approved by the Planning Commission 9/12/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from IWD to SP zoning for property located at 800 Dickerson Pike, approximately 325 feet north of Grace Street (1.85 acres), to permit a hospital use, all of which is described herein (Proposal No. 2024SP-033-001).

ACTION	IN FAVOR	AGAINST	NV

**22. [BL2024-566](#) (Parker)**

Approved by the Planning Commission 9/12/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-565, a proposed Specific Plan Zoning District for property located at 800 Dickerson Pike, approximately 325 feet north of Grace Street (1.85 acres), to permit hospital use, all of which is described herein (Proposal No. 2024SP-033-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**23. [BL2024-567](#) (Huffman)**

Approved with conditions by the Planning Commission 9/12/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to SP zoning for property located at 3525 Central Pike, approximately 325 feet west of Stoners Bend Drive, (2.12 acres), to permit a self-service storage facility, all of which is described herein (Proposal No. 2024SP-035-001).

ACTION	IN FAVOR	AGAINST	NV

**24. [BL2024-568](#) (Huffman)**

Approved with conditions by the Planning Commission 9/12/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-567, a proposed Specific Plan Zoning District for property located at 3525 Central Pike, approximately 325 feet west of Stoners Bend Drive, (2.12 acres), to permit a self-storage facility, all of which is described herein (Proposal No. 2024SP-035-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**25. [BL2024-569](#) (Welsch)**

Approved by the Planning Commission 9/12/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from RS5 to R6-A zoning for property located at 305 Joyner Avenue, approximately 450 feet east of Nolensville Pike (0.17 acres), all of which is described herein (Proposal No. 2024Z-096PR-001).

ACTION	IN FAVOR	AGAINST	NV

**26. [BL2024-570](#) (Hancock)**

Approved by the Planning Commission 10/24/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from CN to R15 zoning for properties located 1532, 1536, 1538 Neely's Bend Road and Neely's Bend Road (unnumbered), approximately 90 feet north of Neely's Bend Court (1.52 acres), all of which is described herein (Proposal No. 2024Z-122PR-001).

ACTION	IN FAVOR	AGAINST	NV

**27. [BL2024-571](#) (Kimbrough)**

Approved by the Planning Commission 8/8/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from SP to R10 zoning for properties located at River Drive (unnumbered), approximately 165 feet northeast of River Court (0.61 acres), all of which is described herein (Proposal No. 2024Z-086PR-001).

ACTION	IN FAVOR	AGAINST	NV

**28. [BL2024-574](#) (Rutherford)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from AR2A to SP zoning for properties located at 7102 Burkitt Road and 7216 Old Burkitt Road, at the northeast corner of Old Burkitt Road and Burkitt Road (14.90 acres), to permit 288 multi-family residential units, all of which is described herein (Proposal No. 2024SP-008-001).

ACTION	IN FAVOR	AGAINST	NV

**29. [BL2024-575](#) (Rutherford)**

Approved by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-574, a proposed Specific Plan Zoning District for properties located at 7102 Burkitt Road and 7216 Old Burkitt Road, at the northeast corner of Old Burkitt Road and Burkitt Road (14.90 acres), to permit 288 multi-family residential units, all of which is described herein (Proposal No. 2024SP-008-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**30. [BL2024-576](#) (Toombs)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government by changing from RS7.5 to SP zoning for properties located at 847 and 865 West Trinity Lane, approximately 102 feet west of Horizon Drive, (9.86 acres), to permit 250 multi-family residential units, all of which is described herein (Proposal No. 2024SP-031-001).

ACTION	IN FAVOR	AGAINST	NV

**31. [Substitute BL2024-577](#) (Toombs)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Authorizes building material restrictions and requirements for BL2024-576, a proposed Specific Plan Zoning District for properties located at 847 and 865 West Trinity Lane, approximately 102 feet west of Horizon Drive (9.86 acres), to permit 250 multi-family residential units, all of which is described herein (Proposal No. 2024SP-031-001). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

**32. [BL2024-578](#) (Horton)**

Approved by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from CS to MUL-A-NS zoning for property located at 5502 New York Avenue, at the northwest corner of Centennial Boulevard and New York Avenue (0.41 acres), all of which is described herein (Proposal No. 2024Z-091PR-001).

ACTION	IN FAVOR	AGAINST	NV

**33. [BL2024-579](#) (Parker)**

Approved by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS10 to R10 zoning for property located at 224 Whitney Park Drive, approximately 215 feet north of Hart Lane (0.3 acres), all of which is described herein (Proposal No. 2024Z-092PR-001).

ACTION	IN FAVOR	AGAINST	NV

**34. [BL2024-580](#) (Benedict)**

Approved by the Planning Commission 10/24/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of the Metropolitan Government, by changing from RS15 to R15 zoning for properties located at 727 Hart Lane, 731, 735, 737, 741 Saunders Court, 3816, 3820, 3822, 3824, 3828, 3836, 3838 and 3840 Saunders Avenue, at the northwest corner of Saunders Court and Saunders Avenue (10.2 acres), all of which is described herein (Proposal No. 2024Z-094PR-001).

ACTION	IN FAVOR	AGAINST	NV

**35. [BL2024-593](#) (Styles)**

Approved with conditions by the Planning Commission 8/22/24  
Referred to the Planning & Zoning Committee (Gamble)

Amends Ordinance No. BL2024-490 by adding a building material restriction and to authorize building material restrictions and requirements for the project approved by BL2024-490, a Specific Plan Zoning District located at 12610 Old Hickory Boulevard and Old Hickory Boulevard (unnumbered), approximately 655 feet east of Hobson Pike (9.38 acres), (2022SP-051-002). **THE PROPOSED ORDINANCE REQUIRES CERTAIN MATERIALS TO BE RESTRICTED IN THE CONSTRUCTION OF BUILDINGS.**

ACTION	IN FAVOR	AGAINST	NV

Requests for ADA accommodation should be directed to the Metropolitan Clerk at 615-862-6770.